

# ARCHITECTURE NEWS

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## HISTORIC RENOVATION & REUSE

**ANGEL OF THE SEA**  
HISTORIC RENOVATION AND ADDITION  
BED AND BREAKFAST INN, CONFERENCE CENTER  
CITY OF CAPE MAY  
CAPE MAY COUNTY, NEW JERSEY  
AWARDED SECOND PLACE IN THE GREAT  
AMERICAS HOMES COMPETITION, NATIONAL  
TRUST FOR HISTORIC PRESERVATION  
BUILDING AREA: 9,200 S.F.



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**CLASSIC COTTAGE**

*AVALON, NJ*

*BUILDER: BRANDYWINE DEVELOPERS*

*INTERIOR DESIGNER: GYPSY LANE HOME*

*SIZE: 2,286 S.F.*



HAVING GROWN UP IN ONE OF THE ORIGINAL AVALON BUNGALOWS BUILT IN THE EARLY 20TH CENTURY OUR CLIENT, WHILE NEEDING TO UPGRADE THE HOUSE, DID NOT WANT TO DESTROY THE CHARACTER AND CHARM OF THE FAMILY BEACH COTTAGE. WORKING CLOSELY WITH THE BUILDER AND THE BOROUGH WE WERE ABLE TO FULLY RENOVATE AND MODERNIZE THE HOME, UPGRADE ALL OF ITS SYSTEMS, AND CREATE MUCH MORE COMFORTABLE ATTIC LOFT BEDROOM SPACES WITH A FULL BATHROOM, WHILE STILL MAINTAINING THE CHARM OF THE ORIGINAL COTTAGE. DETAILS SUCH AS THE SCREENED PORCH, INTERIOR CASEWORK STAINED GLASS, AND A UNIQUE STAIR GEOMETRY WERE ALL WORKED INTO THE DESIGN.



## HISTORIC RESTORATION ON THE TOMS RIVER

*LOCATION: ISLAND HEIGHTS*

*BUILDER: YETMAN BUILDING*



ORIGINALLY BUILT IN THE 1800s, THIS VICTORIAN MANSION WAS IN THE SAME FAMILY FOR OVER 100 YEARS. AT THE TIME OUR CLIENTS PURCHASED THE PROPERTY THE PERSON WHO BOUGHT IT FROM THE ORIGINAL FAMILY WAS ATTEMPTING TO CONVERT IT TO A BED AND BREAKFAST. HOWEVER, THERE WAS MUCH MORE WORK TO DO THAN THEIR BUDGET ALLOWED SO THEY ENDED UP SELLING IT TO OUR CLIENT. THE MAIN PART OF THE ORIGINAL HOUSE WAS, FOR THE MOST PART, IN THE ORIGINAL CONDITION WITH ORIGINAL WOODWORK, DOORS, FIXTURES, AND EVEN WALLPAPER. A POORLY BUILT AND UNSYMPATHETIC ADDITION ON THE RIGHT END WAS RENOVATED AND REMODELED TO CREATE A COMPATIBLE ADDITION TO THE HOME. A NEW KITCHEN WAS DESIGNED, AND DECKS AND PORCHES WERE ADDED IN THE STYLE OF THE ORIGINAL HOME. THE EXTERIOR PORCHES, MILL WORK, FRETWORK, SIDING, ETC. WERE RESTORED WITH APPROPRIATE MATERIALS. IN ADDITION TO THE RESTORATION OF THE HOME EXTENSIVE LANDSCAPING WAS CREATED ALONG WITH A BOATHOUSE DOWN THE BLUFF NEAR THE RIVER TO CONNECT THE HOUSE FUNCTIONALLY AND AESTHETICALLY TO THE WATERFRONT AND DOCK.

## ESTELL MANOR PARK

*LOCATION: ATLANTIC COUNTY*

*PARK AT ESTELL MANOR, NJ*

*BUILDER: STRAGA BROTHERS, INC.*

*SIZE: 7,434 S.F.*



IMPROVEMENTS ARE PLANNED FOR THE ATLANTIC COUNTY PARK AT ESTELL MANOR. IMPROVEMENTS INCLUDE THE EXPANSION OF THE EXISTING VETERANS CEMETERY, NEW HIKING TRAILS, NEW VEHICLE ROADWAYS, AND A NEW PICNIC AREA TOILET ROOM BUILDING. THE EXISTING MANOR HOUSE WITHIN THE PARK WILL BE RENOVATED AS A VETERANS MUSEUM. THE MANOR HOUSE SERVED AS THE RESIDENCE OF REBECCA ESTELL BOURGEOIS WINSTON, A PROMINENT CITIZEN OF ATLANTIC COUNTY UNTIL 1933. THE RENOVATIONS ARE INTENDED TO RESTORE THE APPEARANCE OF THE RESIDENCE AT THE TIME OF HER DEATH IN 1933. THE MANOR HOUSE IS THREE STORIES IN HEIGHT WITH A TOTAL AREA OF 7,434 S.F. THE FIRST AND SECOND FLOOR OF THE MANOR HOUSE WILL BE USED PRIMARILY FOR THE DISPLAY OF MILITARY ARTIFACTS, UNIFORMS, PHOTOS AND SIMILAR ITEMS. PORTIONS OF THE DISPLAY AREAS WILL BE DEDICATED TO THE ESTELL FAMILY AND DEPICT THE HISTORY OF THE FAMILY AND THE AREA.



**THE EMPRESS BED AND  
BREAKFAST**

*HISTORIC RESTORATION AND  
ADDITION BED AND BREAKFAST INN  
CITY OF CAPE MAY  
CAPE MAY COUNTY, NEW JERSEY  
BUILDING AREA: 4,859 S.F.*





**EASTHAMPTON MUNICIPAL BUILDING.**  
*Historic Restoration and Addition to the Cliver Manor House  
Re-use as township offices  
Easthampton Township  
Burlington County, New Jersey*



**MISSION INN**  
*CAPE MAY  
NEW JERSEY*



**PETER SHIELDS INN**  
*CAPE MAY  
NEW JERSEY*





**CHRISTOPHER GALLAGHER HOUSE**  
*HISTORIC RENOVATION AND ADDITION*  
*BED AND BREAKFAST INN*  
*CITY OF CAPE MAY*  
*CAPE MAY COUNTY, NEW JERSEY.*  
*BUILDING AREA: 5,202 S.F.*



ADDING A KITCHEN AND BATH ♦ CRAFTSMAN HOMES

Sourcebook 1996 \$4.50  
Display until May 15/1595 in Canada

# Victorian Homes

**SOURCE BOOK**

Special 32-page Section: A listing of Products and Services for your Victorian Home

A Cape May House Filled with Great Decorating Ideas

A look at two restorations: A Queen Anne in Wisconsin and An Italianate in Maine



## COTTAGE RESTORATION AND UPDATE

LOCATION: STONE HARBOR, NJ

BUILDER: CRAIG OTTON

INTERIOR DESIGNER: SUMMERHOUSE DESIGN

SIZE: 1,959 S.F.



OSK DESIGNED A LARGE BAYFRONT HOME FOR THIS CLIENT AS WELL AS A NUMBER OF OTHER PROJECTS OVER THE YEARS. THEY HAD THEIR EYE ON THIS CIRCA 1930S COTTAGE NEXT TO THEIR MAIN SHORE HOUSE FOR MANY YEARS. WHEN THE OPPORTUNITY CAME TO PURCHASE IT THEY DID SO AND WE EMBARKED ON RENOVATION PLANS. THE HOME HAD BEEN PARTIALLY RENOVATED OVER THE PREVIOUS THREE OR FOUR YEARS BUT MUCH OF THAT WORK WAS SUBSTANDARD. WORKING WITH THE HOMEOWNER AND THE BUILDER WE DEVELOPED THE PLANS AND CONCEPTS TO REMAKE THE EXTERIOR INTO A MORE COHESIVE COTTAGE AND CONCURRENTLY OPEN UP THE INTERIOR PLAN AND REDO ALL COMPONENTS OF THE HOME. THE BUILDING WAS ALSO LIFTED TO MEET THE CURRENT FEMA AND FLOOD ORDINANCE REQUIREMENTS.

## SHINGLE STYLE BAYFRONT

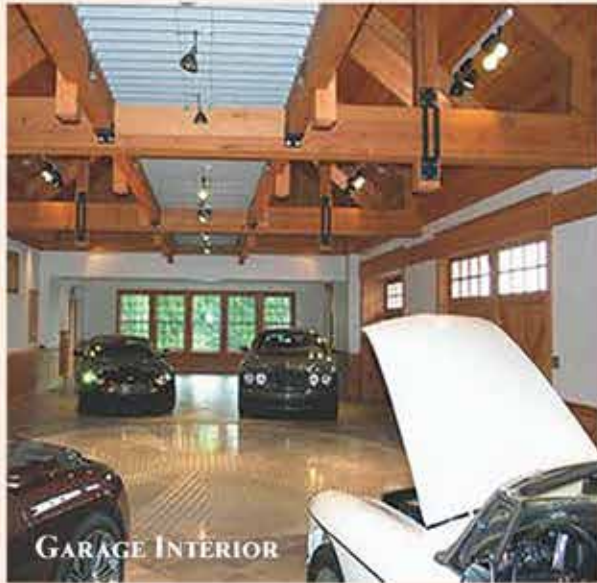
Builder: Joseph G. Popper & Sons, Inc.



LOCATED IN WILDWOOD CREST, THIS BAY FRONT PROPERTY CONSISTS OF A MAIN BUILDING AND A CARRIAGE HOUSE. THE ORIGINAL STRUCTURE WAS BUILT IN THE 1920S. OVER THE YEARS TWO OR THREE ADDITIONS HAVE BEEN ADDED, AND THE BUILDING CONVERTED INTO A MULTI-APARTMENT, MULTI-TENANT STRUCTURE. FOR A PERIOD OF TIME, A MARINA WAS RUN OUT OF THE BAY BEHIND THE BUILDING. WHEN OUR CLIENT PURCHASED THE PROPERTY, IT WAS IN AN ADVANCED STATE OF DISREPAIR AND HAD NEEDED EXTENSIVE WORK DONE. ONE OF THE BUILDING'S UNIQUE FEATURES IS THE FULL BASEMENT UNDER THE HOUSE, WHICH AT ONE TIME CONTAINED TEN TO TWELVE DORMITORY ROOMS FOR SUMMER WORKERS. THE ENTIRE HOUSE WAS GUTTED DOWN TO THE BARE STUDS, AND THEN REBUILT WITH ALL NEW MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. AN ELEVATOR WAS ADDED AND A COMPLETELY NEW FOUNDATION WAS BUILT UNDERNEATH THE EXISTING STRUCTURE. THIS ENTAILED RAISING THE BUILDING AND BUILDING NEW FOUNDATION WALLS AND FOOTINGS, WHILE THE ENTIRE STRUCTURE WAS SUPPORTED ABOVE. THE ADDITIONS WERE MODIFIED TO BLEND INTO THE OVERALL LOOK OF THE BUILDING, AND THE THIRD FLOOR WAS EXTENDED TO INCORPORATE ROOMS OPENING OUT TOWARDS THE BAY IN THE REAR OF THE HOUSE. A COMPLEMENTARY CARRIAGE HOUSE WAS DESIGNED TO REPLACE THE EXISTING GARAGE, APARTMENT AND ACCESSORY BUILDING.



**EXOTIC CAR BARN**  
**MILLERVILLE, MARYLAND**  
**ANNE ARUNDEL COUNTY**  
*Builder: C.E. Wheeler*  
*Completed 2008*





**FRALINGER'S CANDY SHOP**  
*HISTORIC RENOVATION*  
*CITY OF CAPE MAY*  
*CAPE MAY COUNTY, NEW JERSEY*  
*RETAIL SHOPS AND APARTMENTS*



**RETAIL SHOP**  
*Lafayette Street*  
*Cape May, New Jersey*





**REIMAGINED CLASSIC**

*LOCATION: ANNAPOLIS, MARYLAND*

*BUILDER: MARIO ROJAS*

*INTERIOR DESIGNER: BRUCE COONS*

*SIZE: 5,612 S.F.*



BEFORE



AFTER SUCCESSFUL DESIGN AND CONSTRUCTION OF A FOUR-STORY BEACHFRONT HOME IN REHOBOTH BEACH OUR CLIENTS BROUGHT US THIS PROJECT IN ANNAPOLIS, MARYLAND WHICH OVERLOOKS THE SEVERN RIVER. THE HOME WAS ORIGINALLY A SMALL FOURSQUARE BUILT IN THE EARLY 20TH CENTURY. IT HAD BEEN POORLY RENOVATED OVER THE PAST FEW YEARS AND WAS IN NEED OF EXTENSIVE RENOVATION. WORKING WITH THE INTERIOR DESIGNER WE DEVELOPED A NEW OPEN FLOOR PLAN, ELIMINATING EVERY WALL ON THE FIRST FLOOR WHILE DESIGNING THE STRUCTURE TO SUPPORT THE TWO FLOORS ABOVE. INDIVIDUAL ENSUITE BEDROOMS WERE CREATED WITHIN THE EXISTING FLOOR PLAN. THE MASTER SUITE WAS COMPLETELY REDESIGNED. THE EXTERIOR WAS A HODGEPODGE OF ADDITIONS THAT HAD BEEN MADE THROUGH THE YEARS AND DID NOT CONTRIBUTE TO A COHESIVE OVERALL EXTERIOR CONCEPT. IN THE FRONT YARD WAS A TWO-STORY CARRIAGE HOUSE APARTMENT THAT LACKED ANY KIND OF DESIGN AESTHETIC. WE REDESIGNED THE EXTERIOR OF THE BUILDING TO CREATE A COHESIVE COMPLEX IN A TRADITIONAL COASTAL COLONIAL APPEARANCE.



**WHOLE HOUSE RESTORATION**

*LOCATION: MADISON, NEW JERSEY*

*BUILDER: JAMES LOESCHER*

*INTERIOR DESIGNER: GREENEYED DESIGN*

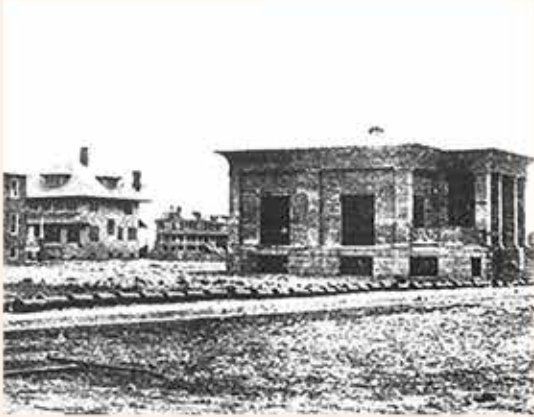


THERE WERE MANY UNIQUE ASPECTS TO THE RESTORATION OF THIS ESTATE IN MADISON, NEW JERSEY. THE HOME WAS ORIGINALLY BUILT IN 1912 AND OCCUPIED BY ONLY TWO FAMILIES SINCE THEN. THE MAIN HOUSE AND CARRIAGE HOUSE HAD REALLY NOT BEEN RENOVATED OR UPDATED WITH THE EXCEPTION OF A NEW KITCHEN BUILT IN THE 1980S. A NEW MASTER PLAN WAS DEVELOPED INVOLVING REMOVAL OF AN EXISTING DILAPIDATED ONE-CAR GARAGE, AND RENOVATION OF THE CARRIAGE HOUSE INTO A LARGE RECREATION ROOM WITH A TWO-BEDROOM APARTMENT ABOVE. THE HOMEOWNERS MOVED INTO THE CARRIAGE HOUSE WITH THEIR FOUR CHILDREN WHILE THE RENOVATION OF THE MAIN HOUSE WAS IMPLEMENTED. THE MAIN HOUSE WAS COMPLETELY REFITTED WITH NEW SYSTEMS, WIRING, TECHNOLOGY, ETC. AN ADDITION WAS CREATED TO BLEND IN WITH THE ORIGINAL ARCHITECTURE AND INCLUDES A LARGE FAMILY ROOM, LARGE KITCHEN, MUD ROOM, AND THREE-CAR GARAGE. IN THE MAIN HOUSE THE ORIGINAL WINDOWS AND FRENCH DOORS WERE REBUILT AND BROUGHT TO MODERN STANDARDS TO MAINTAIN THE HISTORIC INTEGRITY OF THE STRUCTURE.



**HISTORIC CONCRETE HOUSE**  
*STONE HARBOR, NJ*  
*RENOVATION/RESTAURATION.*

*An historical photograph, view of Eighty-fifth Street, Stone Harbor, NJ, from the Pennsylvania Railroad Station plaza, taken sometime after 1909.*



**COTTAGE RENOVATION**  
*STONE HARBOR, NJ*  
*BUILDER: CRAIG OTTON*

**ORIGINAL POSTCARD**



THIS HOME IS ONE OF THE ORIGINAL STONE HARBOR "COTTAGES" BUILT OVER ONE HUNDRED YEARS AGO. OUR DESIGN WORK INCLUDED A RENOVATION TO THE INTERIOR TO BRING THE HOUSE BACK TO A MORE AUTHENTIC STYLE CONSISTENT WITH THE EXTERIOR, AND TO UNDO TWENTY-YEAR-OLD RENOVATIONS THAT WERE NOT IN KEEPING WITH THE OVERALL STYLE OF THE ARCHITECTURE. DESIGNS INCLUDED AN UPDATED KITCHEN AND FAMILY LIVING AREA, AND REMAKING THE FOURTH FLOOR LOFT AREAS INTO A MASTER SUITE. THE HOMEOWNERS ARE YEAR-ROUND RESIDENTS, AND THE DESIGN OF THE HOME NOW REFLECTS THAT LIFESTYLE..



## OVERHAUL IN HADDONFIELD

*BUILDER: M.W. MITCHELL*

*COMPLETED IN 2006*



BEFORE



THE RENOVATION SHOWN HERE IS OF A PRIMARY RESIDENCE IN HADDONFIELD, NJ. ORIGINALLY, THE HOME WAS A CENTER HALL BRICK, GEORGIAN COLONIAL STYLE, TWO-STORY STRUCTURE. AT SOME POINT, TWENTY TO THIRTY YEARS AGO, A THIRD FLOOR WAS ADDED, WHILE CREATING A FLAT ROOF AND STUCCOING THE EXTERIOR TO CREATE A SPANISH MEDITERRANEAN LOOK. AT THIS TIME, THE OWNER ALSO ADDED A POOL HOUSE WITH A BAR AND KITCHEN, EXTRA BED-ROOMS AND LOCKER ROOMS. OUR CLIENTS WANTED TO MAKE THE HOUSE FEEL MORE RESIDENTIAL AND GIVE IT A CLEARER SENSE OF STYLE. THE RESULT IS THE FRENCH CHATEAU INSPIRED SOLUTION DEPICTED HERE. THE FLAT ROOF WAS REMOVED AND REFRAMED TO CREATE THE MANSARD, AND THE EXTERIOR DETAILING WAS DESIGNED AROUND THIS CONCEPT. THE POOL HOUSE WAS RENOVATED TO BE ABOUT 50% OF ITS SIZE SO THAT IT WOULD BE MORE IN SCALE TO THE SIZE OF THE PROPERTY AND THE MAIN HOUSE. FOR THE INTERIOR, WE DEVELOPED TRIM PACKAGES INCLUDING PLASTER MOULDINGS AND WINDOW SURROUNDS TO COMPLETE THE REWORKING OF THE HOUSE.



**GEORGE ALLEN HOUSE**  
Historic Restoration Addition  
Bed and Breakfast Inn  
Banquet Facilities  
City of Cape May  
Cape May County, New Jersey.  
Building Area: 15,129 S.F.



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**OTHER HISTORIC RESTORATION PROJECTS**

*MISSION INN, CAPE MAY, NEW JERSEY*

*PETER SHIELDS INN, CAPE MAY, NEW JERSEY*

*THE MAYOR'S HEARTH, CAPE MAY, NEW JERSEY*